

**BOARD OF ZONING APPEALS-ZONING
CITY OF CHARLESTON**

A meeting of the BZAZ will be held Tuesday, March 20, 2012 at 5:15 p.m., in the Meeting Room, 3rd Fl. at 75 Calhoun St.

A. Deferred application from previously advertised BZA-Z agendas. For information call 724-3781.

1. 7 HAZELHURST ST. (DANIEL ISLAND) (271-15-03-035)
Request variance from Section 54-263 (Daniel Island Master Plan) to allow construction of a single-family residence that does not meet front setback line requirements (Ordinance requires at least 30% of the buildings frontage to be built to or within 5-ft. of the Front Setback Line).
Zoned DI-R.
Owner-Myles O'Daniell/Applicant-Carson Homes, LLC

B. New Applications:

1. 90 TRADD ST. (CHARLESTOWNE) (457-12-04-038)
Request special exception under Sec. 54-110 to allow a 1-story porch addition and hvac platform that increases the non-conforming 45% lot occupancy to 52%.
Zoned SR-5.
Owners-Charlotte and Jeffry Coldwell/Applicant-Darryl A. Cobb
2. 32 FORMOSA DR. (WAPPOO HEIGHTS) (421-13-00-056)
Request special exception under Sec 54-110 to allow a laundry room addition that extends non-conforming 7.7-ft east side and 15.7-ft rear setbacks.
Request special exception under Sec. 54-110 to allow a master bathroom addition that extends a non-conforming 17-ft. rear setback.
Zoned SR-1.
Owners-Elizabeth and Childs Smith/Applicant-Steven Gonda Atlanticville Homes
3. 1539 BALSAM ST. (ARDMORE/SHERWOOD FOREST) (350-07-00-074)
Request variance from Sec. 54-301 to allow a garage addition with a 41-ft. front setback and a 7-ft. west side setback (Ordinance requires 60-ft. and 9-ft. respectively).
Zoned SR-2.
Owner/Applicant-Randall Hughson
4. 9 MARION ST. (RADCLIFFEBOROUGH) (460-12-03-077)
Request variance from Sec. 54-301 to allow the reestablishment of 2 dwelling units (main house and detached single-family residence) with 2,017 sf of lot are per dwelling unit (3,000 sf of lot area required).
Request special exception under Sec. 54-110 to allow a vertical extension of a non-conforming single-family residence footprint that extends the non-conforming 1-ft. east side setback.
Zoned DR-1.
Owner-Luke Morrison/Applicant-Julia F. Martin Architect
5. 20 PERCY ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-08-01-064)
Request special exception under Sec. 54-110 to allow a 2-story addition (bedrooms/bathroom) that extends a non-conforming 0-ft. north side setback.
Request variance from Sec. 54-301 to allow a 2-story addition (bedrooms/bathroom) with a 55% lot occupancy (Limit is 50%).
Zoned DR-2F.
Owner-Hattie Ellerbee/Applicant-Hallmark Construction, LLC
6. 11 PERRY ST. (WESTSIDE) (460-04-03-022)
Request variance from Sec. 54-301 to allow the reestablishment of 2 dwelling units (duplex) with 1,700 sf of lot area per dwelling unit (3,000 sf of lot area required).
Request special exception under Sec. 54-511 to allow 2-dwelling units with 2-off-street parking spaces (4 spaces required).
Zoned DR-1F.
Owner-Macy B. Grant, et. al/ Applicants-Patrick and Eric J. Snyder

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7. 58 SIMONS ST. (NORTH CENTRAL) (463-12-01-142)
Request special exception under Section 54-206 to allow a 54 unit elderly housing development.
Zoned DR-2F.
Owner-Pinefield Development LLC /Applicant-Humanities Foundation

For more information, contact the Zoning Division Office at 724-3781 or
www.charlestoncity.info